

142.0

0001

0005.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
880,900 / 880,900  
880,900 / 880,900  
880,900 / 880,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		SCITUATE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: REYNOLDS DOUGLAS A / TRUSTEE	
Owner 2: DOUGLAS A REYNOLDS TRUST	
Owner 3:	

Street 1: 8710 CAMERON ST #1423

Street 2:

Twn/City: SILVER SPRING

St/Prov: MD Cntry: Own Occ: N

Postal: 20910 Type:

## PREVIOUS OWNER

Owner 1: REYNOLDS DOUGLAS A -

Owner 2: -

Street 1: 83 SCITUATE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 4,776 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 1586 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4776		Sq. Ft.	Site		0	80.	1.18	9									450,625						450,600	

## IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							4776.000		427,200		3,100		450,600		880,900							
Total Card							0.110		427,200		3,100		450,600		880,900		Entered Lot Size					
Total Parcel							0.110		427,200		3,100		450,600		880,900		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	427,300	3100	4,776.	450,600	881,000	881,000	Year End Roll	12/18/2019
2019	101	FV	317,400	3100	4,776.	422,500	743,000	743,000	Year End Roll	1/3/2019
2018	101	FV	317,400	3100	4,776.	349,200	669,700	669,700	Year End Roll	12/20/2017
2017	101	FV	317,400	3100	4,776.	321,100	641,600	641,600	Year End Roll	1/3/2017
2016	101	FV	315,700	5500	4,776.	292,900	614,100	614,100	Year End	1/4/2016
2015	101	FV	299,200	5500	4,776.	287,300	592,000	592,000	Year End Roll	12/11/2014
2014	101	FV	299,200	5500	4,776.	267,000	571,700	571,700	Year End Roll	12/16/2013
2013	101	FV	299,200	5500	4,776.	254,000	558,700	558,700		12/13/2012

Parcel ID 142.0-0001-0005.0

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## PRINT

Date Time

12/11/20 01:10:54

## LAST REV

Date Time

05/30/18 09:12:25

ekelly

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ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REYNOLDS DOUGLA	60174-430		10/4/2012	Convenience		1	No	No	
TEUFEL MICHAEL,	59644-53		7/31/2012		702,500	No	No		
RUSSELL BARRY W	55296-446		8/2/2010		655,000	No	No		
REMALY MARK E &	33801-74		10/10/2001	Family	483,000	No	No		
BEUCLER EDWARD-	22219-342		7/17/1992		228,500	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/2014	133	Dormers	29,500	O				
4/26/2011	339	Wood Dec	4,000					12X14 REAR DECK
11/5/2001	827	Dormers	20,000	C				8X9 DORMER FOR BAT
6/5/1995	299	Manual	5,500					REBUILD PORCH
1/6/1993	6	Manual	1,000					WINDOW

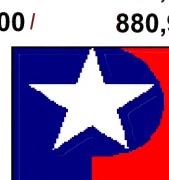
## ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	MEAS&NOTICE	BS	Barbara S
3/10/2014	Info Fm Prmt	EMK	Ellen K
2/3/2009	Measured	336	PATRIOT
5/15/2002	Permit Visit	PM	Peter M
2/3/2002	MLS	MM	Mary M
12/9/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 15 - Old Style	2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good	A Bath:	Rating:	BK: 17333 PG: 317 646-5861 OF=SINK IN BMT.											
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:												
			%	1/2 Bath: 1	Rating: Good	A HBth:	Rating:												
				OthrFix: 1	Rating: Average	Kits: 1	Rating: Very Good												
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units: 1											
Grade: C+ - Average (+)	Year Blt: 1931	Eff Yr Blt:		A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:		Alt %:		Fpl: 1	Rating: Good	Other													
Jurisdct: G12		Fact: .		WSFlue:	Rating:	Upper													
Const Mod:						Lvl 2													
Lump Sum Adj:						Lvl 1													
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				Lower											
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Location:		Total Units:													
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Floor:															
				% Own:															
				Name:															
<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Phys Cond: GV - Good-VG	Functional:	Economic:	Special:	Exterior:	No Unit	RMS	BRS	FL											
10. %				Interior:	1	8	3	M											
Override:				Additions:															
Total: 10.8 %				Kitchen:															
				Baths:															
				Plumbing:															
				Electric:															
				Heating:															
				General:															
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>Totals</b>											
Basic \$ / SQ: 130.00	Size Adj.: 1.34628642	Const Adj.: 0.98990101	Adj \$ / SQ: 173.250	Rate	Parcel ID	Typ	Date	Sale Price	1	8	3								
Other Features: 111250	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:		AvRate:		Ind.Val											
LUC Factor: 1.00	Adj Total: 478944	Depreciation: 51726	Deprecated Total: 427218	Juris. Factor: 1.00	Before Depr: 190.57	Special Features: 0	Val/Su Net: 155.74	Final Total: 427200	Val/Su SzAd: 283.29										
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 142.0-0001-0005.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	10X18	A	AV	1950		28.89	T	40	101			3,100		3,100	
More: N				Total Yard Items: 3,100				Total Special Features:				Total: 3,100				<b>AssessPro Patriot Properties, Inc</b>			